

1-room Dutch Colonial, with large ope nattle; two baths, open freeplace; garage; corner plot, 12:x100 feet. Built about eight year, ago. immediate possession.

\$30,000— 12 rooms, two baths, hot water heat; five-car garage; plot immediate possession.

HALLERAN AGENCY, FLUSHING, N. Y.

BOROUGH OF QUEENS

BOROUGH OF QUEENS

Manhattan Beach

Estates

"Swept by Ocean Breezes"

Fine Houses

Reautiful Puilding Plots

4ll Improvements In.

Reasonable Prices
SEND FOR BOOKLET.

NEW JERSEY

SOUTH ORANGE

MAPLEWOOD

SHCRT HILLS

The J. CHARLES O'BRIEN CO.

SPEC.AL: IN "SHORT HILLS."

SUMMIT, N. J. 🚃

The delightful Home Community in the Hills

FOR CHO.CE PROPERTY

DO YOU PAY TAXES

North Jersey little Insurance Co. HACKENSACK, N. J.

MAPLEWOOD, N. J.

BUDAL COMPANY

VAN WINKLE CO. Rutherford, N. J.

AND A HOME IN CHATHAM

EDNA DICKINSON

CITY REAL ESTATE

HESS Business Property

REAL ESTATE AT AUCTION

UGENE JOBS-H. F. BECK CO. Office in South Wing of Luckawanna

Ready to build or

Sage Foundation

Forest Kills Gardens

A place for those who appreciate Artistic Surroundings 15 MINUTES FROM PENN. STATION.

Jackson Heights A Community of Your

Garden Apartments 4.5 & 6 Rooms Offered for Sale on the

Collective Ownership Plan If you "re paying from \$1 000

to \$2,000 annually for Rent you should pay us a visit min via Queensboro Subway from Grand Central Station (Corona Line) Office at 25th St.

> FOR SALE Long Island City

Modern Sprinkleved One Story Building Con aining 25,000 Sq. Ft.

Suitable for Dye, Chemical or any other manufacturing.

HESS

HISTORY OF WASHINGTON HEIGHTS JACKSON PEIGHTS

Rew Cardens Edgeworth Smith-One West 34th St.

touses will be scarce. rices will be higher.

RCADY HICHARD T. CHILDS.
47 West 54th St. New York
Telephone Greeley 340.

NORTH SHORE DMES, BUILDING PLOTS ACREAGE & ESTATES ALL PRICES

Great Neck to Huntington North Share of Long Island Estates, \$10,000 to \$200,000. BAKER CROWELL, INC. 47 West 34th Street

of Farmingdale L I Termingdale. "A Look Means a Lot,"

We specialize in properties in GREAT NECK VINHASSET PLANDAME

(I. G. WOLF, Tel. Mad Sq. est.)

OUSES FOR SALE-Great Neck, Man-hasset, Plandario, Patt Wassington rise for det. THOMAS O'CONNELL, ENGLEWOOD Beautiful stone uniansset, Lung Island. ORTH SHORE PROPERTIES wood Stone house, garage, stable, sorden

L'EULUSE, WASHBURN & CO., et 222-Greeley | 1 West 340b at. N T NEW JERSEY

MONTCLAIR

118,000 Dutch Colonial Residence Under Construction.

12 most refined location, centre hall, large life from the colonial Residence Construction.

the form (firepare), 5 befrooms, 3 this steam chartering Beautiful forest RDOCH—Opp. Lackawanna—(Ph 4616)

ALL THE ORANGES.

HIS is for your benefit; he wise; buy your home OW; big bargains at Little talls, N. J., \$5,750 f and 7 rooms steam, at electric, every appointment; suitable mis. 1 STANLEY-WHEELER CO.

WASTED.—STORE AND SHOW ROOM,
WANTED.—STORE AND SHOW ROOM,
WANTED.—STORE AND SHOW ROOM, WANTED FOR BUSINESS PURPOSES

imm diate possession, 10,000 sq. ft., above 42d st., near Madison ave ; no manufacturing. Address Box 4s, Tribune Office. NGLEWOOD, N. J. and Vicinity H. Weatherby & Co., Englewood, N.J.

House in Pelhamwood Sold

OWNERS SHOULD SEND FULL PARTICULARS OF FROM F REAL ESTATE WANTED Many of them far under cost of innertraction.

Many of them far under cost of innertraction.

BIRTWHISTLE & LIVINGSTON.

So treas on, higherwood, N. 4.

BOROUGH OF THE BRONX

The Home for the Man WHO PREFERS TO LIVE NEAR THE WATER

CITY ISLAND is the spot COR the man who does not wish to herd with the crowd, who

wants light, air and elbow room, and yet needs quick transit, this is an ideal Home spot. THE Lexington Ave. Subway, to be completed early next year,

with a connecting Bus Line through the Island, will make it convenient for downtown business men, and yet— RECAUSE it probably will never have a single five-cent fare

transit, the dweller will not be crowded out by cheap flats, built for the folks who demand a five-cent fare. So its natural charms will be preserved for many years.

RIGHT now lots may be bought at \$500 and up. This scale of prices is bound to rise with the coming of improved transit. Wille for Booklet.

To reach the property NOW, take Bronz Park subway to 177th St. station, bus to City Island, or N. Y., N. H. & H. R. R. from 3d Ave. & 129th St. elevated station to City Island station and

Property Office Open Every Day.

BOROUGH OF MANHATTAN

goodoon FOR SALE morning BUSINESS BUILDINGS DOWNTOWN Sui'able for Banking or

Insurance Concern. A modern building containing 25,000 s pare feet net. Posses-

For Shipping or Export
Business 9,000 square feet, in the heart of marine trade district. Pos-session May 1st, 1920. Price

For Jeweler or Retailer About 20 000 square feet, near new Federal Reserve Bank. May ossession. Price \$900,000 For Coffee or Tobacco House Elevator building containing 9 000 square feet, available May

Plot for Improvement 10,000 square feet, near the new Curb Building site. Price

For real prompt, punctual SERVICE on the above and other properties, call PEASE & ELLIMAN

GREAT PROFITS VICINITY WOOSTER AND FIFTH STREETS, corn r store and loft building, Rents \$36,000. Price \$305,000. A'so a number of other bargains in business buildings on BROADWAY and VIC NITY.

VICIN'TY FIFTH AVENUE 19TH TEFFT. Store and lot building, cents \$25.500, Price \$110.000, Another ents \$70.800. Price \$565,000. VICINITY II TH AVINUS-37TH STREET Store and lof building. Rents 862 000. Price \$550,000.

Other business buildings in different locations.
What do you want? H. T. WOOD 220 BROADWAY

BARGAINS-

WEST END AVENUE CORNER, 12 ory aportment house. Rents \$93,000, rice \$25,000. VICINITY RIVERSIDE DRIVE — 115TH STREET, 8 story apartment house. Rents \$34,000, Price \$200,006, BROADWAY CORNER, SIZE 100x 150. 6 story apartment house. Rents \$51,000. Price \$360,000. Also other barga'ns, large and small, Will pay to investigate. What do you want?

H. T. WOOD 220 BROADWAY

PRICE \$55,500. Rents 83,200
202 West 88th st. 10-family sin
steam heat first mortgage \$20,000
105 West 83d st. 10-family couldie
fooms and bath each apartment, steliot water; price \$51,000. T. E. CISN.
28 Park Row, New York.

Downtown Business Ren'als

Builders and Blokers
K. W. D. LZFELL I. P. FERGUSON
Budal Blug at Maplewood Stat. Maplewood Charles B. Walker has leased for Jefferson M. Levy the five-story building Attractive Home Hall, living room, din ng room, open theplace, butler's pentry, kitchen, 5 bedrooms, bath, bardwood foors, oak s.ar.

BEAUTIFUL E ST ORANGE.

\$12,000 clegant 1-family residence, 11
rooms 2 batis, electricity; lot 40x100; and garage
tear lackswanna and trolley; out of town
owner will sacrifice at above price on easy
terms. C. O'DONOUGHUE CO., 349 Main
St., East Orange.

Green. Mr Parker expects to erect a home on the site. The same brokers recently so d Mr. Parke 's present residence in Scarsdale to Mrs. O. A. Woodruff, of White Plains

Choice Investmen

Rent \$9,324; actual net incom \$4,400; price \$55,000; five-stor flat, 50x100, 3 and 4 rooms; stear heat, electric lights.

Needle Trade Workers to Keep

South of 42d St

J. CLARENCE DAVIES

149th St. and 3d Ave., City.

Aenue, will not move arther northeighth Street.

lay by Mack Kanner and Saul Singer in the interests of the needle work manufacturers. Recent reports had it that the needle workers would locate on the west side to and beyond Fortysecond Street. There was fear among civic and other organizations that such move would greatly add to the congestion of this busy thoroughfare, especially at Broadway and Seventh

Avenue.

To set such reports at rest and to show that the garment manufacturers will roll me turint wisted. Thirty-eighth Street on the west side Messrs. Kanner and Singer yesterday gave out a statement as follows:

33th Street Boundary Line "The first thought of the mann-facturers in selecting their sites for he housing of their plants was the in tere t and welfare of the City of New York, and it was for that reason they resolved that they wou'd not consider any plot of ground north of Thirty-eighth Street, as they did not wis that the employees of these factories should further congest thoroughfures should further congest thoroughfares which are now very nuch crowded. We believe that Forty-second Street, particularly at Times Square, which ithe most popular center of the city, and a point to which all out-of-town visitors are attracted, should be free from the contractions are attracted, should be free from

any unnecessary crowding or congested condition.

"On behalf of the manufacturer: condition.

"On behalf of the manufacturers who have united in the concertive building plan, we wish emphatically to deny that it is their intention to locate their factories north of Thirty-lighth Street. The plots nurchased by these manufacturers are located on the wester'y side of Sevent. Avenue between the northerly side of Thirty sixth Street and the southerly side of Trity-eighth Street, and they have established Thirty-eighth Street as the northerly bound by line. If additional

oue and extend over to Eighth Aveerson M. Levy the nve-story building and in that area to house the entire at 44 Lispenard Street to the Elane, and stry, and if some of the manu Fur Dyeing Company and Columbia to Penraylvaria Station new company.

brive, consisting of two acres of land, a Colonial dwelling and garage, to Robert F. Gallaher, pres dent of the New York Initulated Fire Company, through the Thomas E. Cooke's Agency.

Mr Cooke has a so sold a residence and garage on Park Drive, in the Putham Manor section, to Mrs. Marjorie Post Close.

Horace Parker to Erect

A New Scarsdale Home

Horace Parker, of Scarsdale, has purham the content of the garment industry, and this can be accompanied only by cooperation between the manufacturer of these garments can be carried on not these garments can be carried on not the segarments can be carried on not the segarments can be carried on not the segarment to the chased through Nash & Kennedy a only with the least detriment to the large plot in Scarsdale from Edwin S. general welfare of the city, but to the

Scarsdale House for Hoover

The Robert E. Far'ey Organization has sold o Lor rg H over f is city, the residence of John Pendelton, on Wyndham Read in the Edgemont section of Scarsdale.

House in Pelhamwood Sold

F. C. Sauter has sold the two-story dwelling at 382 Fifth Street to Mar garet McDonald, for the estate of Jan. Irvin. The s me broker has also sold the two-story dwelling at 301a Thir teenth Street for William A. Sealy, executor to Mrs. Lillie E. Faust.

Charles C Stele, broker, has sold the two-story dwelling at 109 Garfield Plac for Alice Lyons, to Frank and Emm. Drucker.

Manufacturers Will Make
South Side of 38th Street
Northern Boundary Line
in the Settlement Colony

Manufacturers of garments who are
to forsake the Fifth Avenue shopping
section in the 'Save New York's 1 ovement for locations west of Seventh

Manufacturers Will Make

South Side of 38th Street

Northern Boundary Line
in the va'uable downtown district, to
lo carried as high into the coads as
possible, architectural y "commercial"
and planned a ong ines prompted by
strict economy of space, are to be given
a surprise. There is to be erected on
Manden Lane and extending through
to Gold a Street a structure, a business building, especially
in the va'uable downtown district, to
lo carried as high into the coads as
possible, architectural y "commercial"
and planned a ong ines prompted by
strict economy of space, are to be given
a surprise. There is to be erected on
Manden Lane and extending through
to Gold a Street a structure, a business building which in appearance will
force one to think of od New York
ment for locations west of Seventh

Manufacturers Will Make

South Side of 38th Street

Northern Boundary Line
in the va'uable downtown district, to
lo carried as high into the coads as
possible, architectural y "commercial"
arourd the bailding will insure the
best possible light and ventilation. Nowhere are beauty and comfort sacrificed to space.

Gabled Roof and Dormers

The street fronts are of a lightcoared stone s, rm mided " a w
pitched roof with dormers. The roof is
of Tudor stone slate, graduated as to

Richmond, Levering & Co. will use
three floors of the building for offices
and will employ the bazement, which s

it on and Burr.

It is to be o't the o'd London type of business building, adapted to New York conditions and wil be the home of Richmond, Levering & Co. engineers, now in the Equitable Building. Seven stories high, the structure will

Unprecedented Period of Business Corporation Buys 13 Newark Expansion, This

tember's Record Immense If there is any doubt that this is a period of great business expansion one \$5,000,000 Annex to Telephone need only consult the statistic; of new

And I elegraph Building
reportations being formed all over the
country. Incorporations recorded in
prill. 1901, have been the basis of
maprison of business progress since,
it stati ties for September, are content
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journa of Commerce,
and this ong unapproached by
the Journal of Commerce,
and this ong unapproached by
the Journal of Commerce,
and this ong unapproached by
the Journal of Commerce,
and this ong unapproached by
the Journal of Commerce,
and this ong unapproached by
the Journal of Commerce,
and this ong unapproached by
the Journal of Commerce,
and this ong unapproached by
the Journal of Commerce,
and this ong unapproached by
the Journal of Commerce,
and this one of the Journal of the
trans all provious records. In Applications of the
property and the Journal of the
trans all provious records. In Applications of the
provision of

Sales of New Jersey Houses Will Give Employees Double

The construction is of the skeleton purposes, will be rented

New York of Long Ago, Are To Be Seen Again

Basis of Comparison of Com- N. J., and the two apartments at 80 to mercial Development Up- 90 Berwyn Street Orange, N. J. Also set After 18 Years; Sep- surchased the dwelling at 27 Tremont

were the brokers.

And Telegraph Building done in the year.

reporations being formed all over the A recent report in these columns had \$375,000 Mortgage Loan

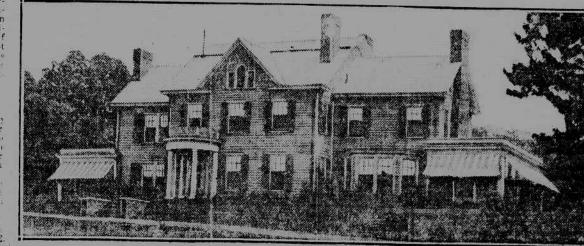
Profit-Sharing Dividend

At the meeting of the directors of the Dwellings and 2 Apartments
The Hoffman Homes Corporation has
purchased thirteen one-family houses

One of the usual roll sharing discharge Company last week it was voted to give the employees of the institution, in additional control of the usual roll sharing discharge dend another dividend for an equiva-

* the chartes F. Noyas Company has leased offices in the Lawyers' Tit conditions of the season of th

Harvey J. Genung and Arthur C. arge, modern Colonial dwelling, fully tay, of Morristown N. J., have sold furnished; large barns, garage and tate of the late Luthern Kountze, it also touches the Crocker farm, which sew York and East Grange. The property was two country homes between Morris-



Dormers, Gables and a Front, Reminders of Trade Claims S. Untermyer's 5th Ave. House

Former Home of Lawyer Free of Mortgages and. Held at \$450,000, Bough,.. by Hicks, the Fruiterer

Sales of Business Realty

Eight-Story Loft in Spring St. and Another in 4th St. Purchased by Corporation

Samuel Untermyer has sold for eask free and clear of mortgages, his for mer home at 675 Fifth Avenue, which he has been holding at a rock bottom price of \$450,000, to Hicks, fruiterer, It is a five-story structure, on -io 25x100, adjoining the Pyle estate prof. erty at the northeast corner of Fift, hird Street, and flanked on the nort. by the former home of Brigadler Ger eral Cornelius Vanderblit. has been vacant since Mr. Unternation moved to 685 Fifth Avenue about

The Lebertan Corporation has bough from the A. M. Investing Company 1. Spring Street, an eight story lost build, ing, for all cash, over a \$11,000 mitree gage. Bleiman & Co. were the broket for the seller.
The Lebertan Corporation

bought from the Kolsight Holdin Company 25 East Fourt Street; an eight-story office and loft but dank on plot 25x127, for all cash over \$, 000. W. B. Dressler was the broker

222 and 224 West Company treet, on plot 37.5x36.3. to 1 littelson, who will erect a story loft. Triangular Harlem Building So'd'

Buyer for University Place Loft to The M. Rosenthal Company has sell or the Cusal Realty Company to the

The street fronts are of a lightco-cred stone sorm and her a w
pitched roof with dormers. The roof is
of Tudor stone slate, graduated as to
size and color. The sor, fight,
wall's are of light-colored brick with
sone quoins at the corners. Limestone and terra cotta channey pots will
cap the large brick chimney.

The street fronts are of a lightRichmond, Levering & Co. will use
three floors of the building for offices
and will employ the basement, which a
planned to look upon an attractive
courtyard, as a dining room for the
officers and employees of the company.
Four floors, including the ground floor,
which is particularly suited to banking
through H. J. Scheuber & Bro. t. e.;
story store and loft, on p of 50x64,

E tate Sells in Twenty-minth Street five-story business building, on lot 1820 100 through M. I Strunsky. Th rteen h S. reet Lott in New Hang

in South Sixteenth Street, Newark, N. J., and the two apartments at 80 to 90 Berwyn Street Orange, N. J. Also purchased the dwelling at 27 Tremont Place, Orange, N. J.

Charles We'don and A. D. Thempson Consideration of the increased cost of the consideration of the consid

enth and Houston, Waco. Also leadin San Antonio, Shraveport, Macon at Raleigh. Additional corners to the present ones now held by the Schill. os-It mington, Del.

The Schulte Company is also taking

Madison Avenue Corner

Flats to Go at Auction Flats to Go at Auction
Joseph P. Day will sell at auction tomorrow in the Exchange Salesroom, 14
Vesey Street, the northwest corner of
Madison Avenue and Highty-ninth
Street, and five adjo ning parcels, at
17 to 25 East Eighty-ninth Street and
t 1222 Madison Avenue. The corner
is a five-story elevator apartment. The
17 to 23 East Eighty-ninth Street praperty comprise five five-story apartment
houses and 25 East Eighty-ninth Street
is a vacant lot. The p operty will be sold as one par-cel. The size of the entire plot is 100.8½x164.7 1-3.

Long Island Sales

The Lewis H May Company has sold for Louise F. Wolken a dwelling at 1025 Graismere Terrace, Far Rockaway, L. t., to Abreham Kutz.

Harvey W. Craw has sold the H. R. Ackerman home, on Arleigh Drive, in he Kensington section of Great Nuck.